



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Project Manager, Community and Economic Development
Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for resolution– March 26, 2019
DATE: March 11, 2019

SUMMARY:

Authorizing the appropriate City officials to execute an 8-Year Multi-Family Housing Property Tax Exemption Agreement with Keppner Group LLC for development of 180 multi-family market-rate rental units at 2515 South Jefferson Avenue in the Downtown Regional Growth Center.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 180 market rate rental housing units within a designated mixed use center.

BACKGROUND:

Keppner Group LLC is proposing to develop 180 new market-rate rental units in the Downtown Regional Growth Center as described in Exhibit “A” to the Resolution. The housing will consist of 180 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
37	Studio	450 SQFT	\$1300
103	1 Bedroom/1 Bathroom	625 SQFT	\$1600
38	2 Bedroom/2 Bathroom	900 SQFT	\$1900
2	3 Bedroom/2 Bathroom	1100 SQFT	\$2200

This project will also contain 3,877 feet of commercial space, 170 residential parking spaces and 80 nonresidential parking spaces. The developer is aware of the City’s SBE and LEAP programs and plans to use local labor as much as possible. The project will be forwarded to the Pierce County Treasurer Assessor for the 8-year multi-family housing property tax exemption after the project complies with all City of Tacoma building codes, processes and procedures and receives a valid certificate of occupancy from the City. Keppner Group LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

ISSUE:

This action would approve the tax exemption through the attached proposed agreement.

ALTERNATIVES:

If the resolution is not adopted, the tax exemption will not be granted and the developer has stated that the exemption is necessary to make the project feasible.

RECOMMENDATION:

Staff has reviewed the application and has determined that the proposed project qualifies for the 8-Year Multi-Family Housing Property Tax Exemption. Staff recommends the Council approve the resolution.

**FISCAL IMPACT:**

The value of the land and commercial space would continue to be taxed throughout the exemption period. The additional greater economic impact to Tacoma from adding to the population base is estimated through sales tax generation. The projected assessed value of the completed project, the projected property taxes to be exempt and the projected increase in sales tax are listed in the table below:

Current Land Value and Tax Projections	
Current Assessed Value	\$ 1,088,800
Current Total Annual Property Tax	\$ 17,203
Projected Total Property Tax Payments on Land and Commercial Value Over 8 Years	\$ 198,300
- City	\$ 41,400
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 30,000,000
Projected Total Taxes to be Exempt over 8 years	\$ 3,792,000
- City	\$ 792,000
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 8 years	\$ 11,588,000
- City	\$ 1,255,400
***Projected Sales Tax generated from construction	\$ 3,600,000
- City	\$ 390,000

*The projected *Completed Assessed Value* is based on estimated construction costs.

**The projected *Total Sales Tax Generated* is estimated by the increase in households the project creates using the average sales tax revenue generated per household in Tacoma.

***The projected Sales Tax generated from construction is estimated by multiplying the construction costs by the sales tax rate